

## MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

### I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Heidi Steinmetz	Marshall Lind
Organization	Kanabec County EDA	City of Braham
Address	18 North Vine Street, #101	201 Broadway Ave South
City / State / Zip	Mora, MN 55051	Braham, MN 55006
County	Kanabec	Kanabec & Isanti
Phone	320-209-5031	320-396-3383
FAX	320-209-5032	320-396-3478
E-Mail	<a href="mailto:heidi.steinmetz@co.kanabec.mn.us">heidi.steinmetz@co.kanabec.mn.us</a>	<a href="mailto:mlind@braham.com">mlind@braham.com</a>

\*Note Type of Organization (Owner, Broker, Representative, etc.): **Representative**

### II. SITE / COMMUNITY INFORMATION AND SITE OWNERSHIP

#### Site Name and Address

Site Name/Designation	Braham Industrial Park
Primary PIN Number(s)	20.002235.00, 20.00240.00, 20.00245.00, 20.00210.00, 20.00215.00, 20.00220.00, 20.00225.00
Latitude and Longitude	45.731159, -93.178841 ( <i>existing building - Leaf's Towing - PIN # 20.00200.00</i> )
Legal Description	see exhibit H ( <i>legal description is included in the Title Commitment</i> )
Address	County Hwy 4 & Pheasant Run
City	Braham
County	Kanabec

#### Site Information

Total developable land (acres): <b>17</b>
Number of Parcels: <b>7</b>
Distance to major State/U.S. highway (miles): <b>13</b>
Directions from Interstate or Major Highway: <i>The fastest route from Braham Industrial Park to I-35 is via North Lake Drive W to Rush Lake Trail/Rush Lake Road to Rush City.</i>

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

#### Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	yes
ALTA Survey (ASC 2005)	yes
If site not owned, attach copy of option or purchase agreement	n/a
Copy of site layout	yes
Copy of aerial photo(s) identifying site location/major highways	yes
Schedule and required submittals for site plan approval/permits	yes
Updated Community Profile as reported in LOIS	yes, for Kanabec County
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	

#### Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	City of Braham	n/a
Address	201 Broadway Ave South	n/a
City / State / Zip	Braham, MN 55006	n/a
Phone	320-396-3383	n/a
E-Mail	<a href="mailto:mlind@braham.com">mlind@braham.com</a>	n/a

### III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

#### Land Use Information

Land Use Information	Previous Use:	Current Uses:
Provide brief description of previous and current land uses of site .	Farm Land	Vacant Industrial
Identify current and previous uses of adjacent parcels.	Farm Land	Vacant Industrial

#### Current and Planned Zoning

Current & planned zoning designation for the site.	GB-1 (General Business-Industrial)
Current & planned zoning designation for land within 500 feet of the site.	GB-1 (General Business-Industrial)
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Braham

### IV. ECONOMIC DEVELOPMENT ZONES

Is **the site** currently located within any of the following economic development zone designations?

Enterprise Zone	no
Foreign Trade Zone	no
Transit Development Zone	no
Tax Increment Financing (TIF)	yes
New Market Tax Credits	no

Are the **parcels adjacent to the site** currently located within any of the following economic development zone designations?

Enterprise Zone	no
Foreign Trade Zone	no
Transit Development Zone	no
Tax Increment Financing (TIF)	
New Market Tax Credits	no

### V. ENVIRONMENTAL SITE ASSESSMENT

Date Completed

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	yes	7/31/2017
Was a Phase II Environmental Study required? If so, attach a copy.	no	n/a

### VI. TRANSPORTATION

#### Interstate Highway

Distance to closest <u>north/south</u> interstate highway:	13 miles
Identify interstate route number:	I-35
Distance to closest <u>east/west</u> interstate highway:	51 miles
Identify interstate route number:	I-694
Distance to and closest 4-Lane Hwy (State/Federal):	13 miles/I-35
Distance to and closest 2-Lane Hwy (State/Federal):	2 miles/State Hwy 65

#### River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	no
Distance to closest port	n/a
Distance to closest International Airport	73 miles
Distance to local/regional airport	14 miles
Longest runway length	4,800 feet
Navigational Aids	

#### Rail Access Contact Information and Service Description

Is there rail service on site? <b>No.</b> If yes, is it Class 1 vs. Shortline? Please describe	
Name of Contact / Company	n/a
Address (City, State, Zip)	n/a
Phone / E-Mail	n/a
Nearest Intermodal Facility:	n/a

## VII. UTILITY SERVICES

### Electric Power Providers and Service Description

Contact Name	Lana Black, Business Accounts Specialist & Projects Lead
Company	East Central Energy
Address	412 Main Avenue N
City / State / Zip	Braham, MN 55006
Phone	763-691-2007
E-Mail	<a href="mailto:Lana.Black@ecemn.com">Lana.Black@ecemn.com</a>

Is three-phase electric service currently at or within the boundary of this site?	yes, within boundary
If yes, what voltage is available? (describe in KW)	12.4 KV
Is existing service overhead or underground?	underground
Is a loop (underground loop with two different delivery points) available at site?	not at this time, but negotiable
What is the approximate distance to the nearest substation servicing this site?	0.5 mile
What is the age of the nearest substation/transformers?	25 years
Is there a potential for dual feed to the site from two different substations?	no
What is the largest demand in KW that can be served at this site using existing system?	3500 kW

### Natural Gas Providers and Service Description

Contact Name	Jake Schwietering, New Market Development Sales Consultant
Company	CenterPoint Energy
Address	9320 Evergreen Blvd NW, Suite B
City / State / Zip	Coon Rapids, MN 55433
Phone	763-785-5432
E-Mail	<a href="mailto:jake.schwietering@centerpointenergy.com">jake.schwietering@centerpointenergy.com</a>

Is there natural gas service currently available at the site?	yes
If yes, what is the natural gas line size to the site?	2 inch plastic class 5
Maximum Line Capacity in CFH?	9,000 CFH
Pressure (PSI)?	15-20 lbs.

### Municipal Water Provider and Service Description

Contact Name	Brian Miller, MSA Professional Services	Head pressure at closest hydrant	50 psi
Municipality	Braham	Flow rate at nearest hydrant	2,000 gpm calculated
Address	201 Broadway Ave S	GPD availability at site	150,000
City / State / Zip	Braham, MN 55006	Is water from surface or ground water source?	groundwater
Phone	612-548-3132	Is water source part of looped system with feed from two sources?	yes
E-Mail	<a href="mailto:bmiller@msa-ps.com">bmiller@msa-ps.com</a>	Any planned upgrades, if so, when?	none planned
		What will be the incremental capacity?	
		Attach chemical profile of water	Braham has an oxidation-filtration water treatment plant

**Municipal Sanitary Sewer Provider and Service Description**

Contact Name	Brian Miller, MSA Professional Services	Sewer line in place near/at	yes
Municipality	Braham	Diameter of line at site	8-inch
Address	201 Broadway Ave S	Size of sewer main in public right-of-way?	8-inch gravity, 4-inch forcemain
City / State / Zip	Braham, MN 55006	GPD Capacity	<ul style="list-style-type: none"> <li>• estimated flow for extension permit is 30,000</li> <li>• lift station that serves the park has capacity for 43,200 gallons per day within normal operational limits</li> </ul>
Phone	612-548-3132	Any special pretreatment requirements?	not for normal domestic waste
E-Mail	<a href="mailto:bmiller@msa-ps.com">bmiller@msa-ps.com</a>	Any incremental treatment capacity planned? If yes, note additional capacity	none

**Municipal Storm Sewer Service Description/Requirements****Based on City Engineer input:**

Contact Name	Brian Miller, MSA Professional Services	Capacity of sewer during 5-year storm event	contained within storm sewer & ditches
Municipality	Braham	Capacity of sewer during 10-year storm event	minor street inundation below crown
Address	201 Broadway Ave S	Capacity of sewer during 20-year storm event	minor street inundation with overflow to existing wetland
City / State / Zip	Braham, MN 55006		
Phone	612-548-3132		
E-Mail	<a href="mailto:bmiller@msa-ps.com">bmiller@msa-ps.com</a>		

Any additional storm water treatment or rate of discharge control required for this site? *Grading plan shows necessary water quality ponds. Site grading for each lot needs to direct runoff to the pond locations.*

If yes, describe treatment/control required:

**MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:**

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application. <i>Braham does not meet the criteria to require an MS4 permit.</i>	no
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	n/a
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction? <i>Each lot will need a NPDES if the site improvements disturb more than one acre.</i>	see note to left
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan) <i>Each business (individual lot) will be required to prepare a SWPPP for their site improvements. The City of Braham will provide a form for the business to complete.</i>	see note to the left

**Telecommunications Providers and Service Description**

Contact Name	Jay Mankie, Genesis Wireless
Company	Genesis Wireless
Address	205 SW 2nd St.
City / State / Zip	Braham, MN 55006
Phone	320-396-2990
E-Mail	<a href="mailto:jay@genesiswireless.com">jay@genesiswireless.com</a>

Does the site have broadband service?	Yes, fiber was installed to a building on the site (Diversified Bronze).
If there is broadband service, what is the upstream band width? mbps/gbps	1Gb/1Gb or (1000Mb/1000Mb)
What is the downstream band width? mbps/gbps	1Gb/1Gb or (1000Mb/1000Mb)
What is the type of delivery medium (copper, fiber optics, etc.)	fiber
If service not available, how soon could it be installed?	n/a
Does the site have two (or more) fiber providers within 5 miles?	yes
If so, describe additional service below (Insert rows):	Midco has fiber 1,500 feet from the site. Century Link did not supply Kanabec County with information.

**VIII. VERIFICATION AND ASSURANCE**

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature.

Signature: \_\_\_\_\_

Name: <i>Heidi Steinmetz</i>	Title: <i>EDA Director</i>	Organization: <i>Kanabec County EDA</i>	Date: originally submitted <b>9/15/2017</b> amended <b>5/2/2018</b>
---------------------------------	-------------------------------	--	---

**If this is an amended application (new contact person):**

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature:

Name:	Title:	Organization:	Date:
-------	--------	---------------	-------